

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Somerset County Consortium

State: NJ

PJ's Total HOME Allocation Received: \$9,812,809

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State:	27			
% of Funds Committed	100.00 %	91.23 %	1	91.92 %	100		100
% of Funds Disbursed	96.41 %	80.86 %	1	82.65 %	98		99
Leveraging Ratio for Rental Activities	2.87	4.8	20	4.67	41		35
% of Completed Rental Disbursements to All Rental Commitments***	84.83 %	85.76 %	20	81.09 %	27		30
% of Completed CHDO Disbursements to All CHDO Reservations***	72.33 %	63.94 %	12	68.72 %	47		49
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	94.59 %	82.92 %	3	79.93 %	74		81
% of 0-30% AMI Renters to All Renters***	87.39 %	44.85 %	1	44.94 %	94		96
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.59 %	96.10 %	21	94.87 %	28		28
Overall Ranking:			In State:	4 / 27	Nationally:	89	90
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$33,917	\$27,243		\$25,717	111	Units	34.60 %
Homebuyer Unit	\$19,112	\$16,698		\$14,669	95	Units	29.60 %
Homeowner-Rehab Unit	\$27,831	\$15,248		\$20,391	16	Units	5.00 %
TBRA Unit	\$12,925	\$8,105		\$3,201	99	Units	30.80 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Somerset County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$71,138	\$91,751	\$26,462
State:*	\$104,190	\$93,818	\$17,134
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.12

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	58.1	50.0	56.3	6.1	Single/Non-Elderly:	49.5	44.4	18.8	26.3
Black/African American:	26.7	27.8	31.3	4.0	Elderly:	19.0	1.1	31.3	3.0
Asian:	0.0	3.3	0.0	0.0	Related/Single Parent:	25.7	37.8	12.5	47.5
American Indian/Alaska Native:	0.0	0.0	0.0	8.1	Related/Two Parent:	1.9	13.3	37.5	23.2
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	3.8	3.3	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	6.3	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	1.0	1.1	0.0	0.0					
Asian/Pacific Islander:	0.0	2.2	0.0	39.4					
ETHNICITY:									
Hispanic	14.3	15.6	6.3	42.4					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	57.1	41.1	37.5	20.2	Section 8:	49.5	0.0 [#]		
2 Persons:	21.0	25.6	25.0	24.2	HOME TBRA:	0.0			
3 Persons:	10.5	22.2	6.3	16.2	Other:	29.5			
4 Persons:	7.6	10.0	25.0	18.2	No Assistance:	21.0			
5 Persons:	1.9	1.1	0.0	16.2					
6 Persons:	1.9	0.0	0.0	2.0					
7 Persons:	0.0	0.0	0.0	3.0					
8 or more Persons:	0.0	0.0	6.3	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			109	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Somerset County Consortium

State: NJ

Group Rank: 89
(Percentile)

State Rank: 4 / 27 PJs

Overall Rank: 90
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	84.83	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	72.33	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	94.59	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	94.59	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	2.07	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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